

36 Pg. 235
STATE OF OKLAHOMA
CANADIAN COUNTY
FILED OR RECORDED
JAN 16 AM 11:13
MARK HISHOR
COUNTY CLERK



REGISTERED SURVEYOR'S CERTIFICATE

I, Bryan E. Coon, do hereby certify that I am by Profession a Land Surveyor, and the annexed plat of WESTPORT 66 BLOCKS 6 & 7, an addition to the City of Yukon, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 4 day of January, 1998.

I further certify that said annexed plat complies with Requirements of Senate Bill 377, Section 518 as amended and that this plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Bryan E. Coon
Bryan E. Coon
Professional Land Surveyor #1276

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 4th day of January, 1998, personally appeared Bryan E. Coon, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires:
4/26/2001

Amy M. James
Amy M. James
Notary Public

COUNTY TREASURER'S CERTIFICATE

I, David T. Ruckhoff, do hereby certify that I am the duly elected, qualified and sworn County Treasurer of Canadian County, Oklahoma, that the tax records of said county show that all taxes for the year 1997 and prior years are paid on the annexed plat of WESTPORT 66 BLOCKS 6 & 7, an addition to the City of Yukon, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing payment for the current year's taxes. In witness whereof, said County Treasurer has caused this instrument to be executed this 15th day of January, 1998.

David T. Ruckhoff
David T. Ruckhoff
County Treasurer

CERTIFICATE OF PLANNING COMMISSION

I, Myke Geers, Chairman of the Planning Commission of the City of Oklahoma City, Oklahoma, hereby certify that the said Planning Commission duly approved the final plat of WESTPORT 66 BLOCKS 6 & 7, an addition to the City of Yukon, Oklahoma at a meeting on the 22nd day of September, 1997.

Myke Geers
Myke Geers
Chairman

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED BY the Council of the City of Oklahoma City, that the annexed plat of WESTPORT 66 BLOCKS 6 & 7, an addition to the City of Yukon, Canadian County, Oklahoma, is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Yukon this 16th day of December, 1997.

APPROVED by the Mayor of the City of Yukon this 16th day of December, 1997.

ATTEST
Mary Lee Huckabee
Mary Lee Huckabee
City Clerk

Larry Taylor
Larry Taylor
Mayor

KNOW ALL MEN BY THESE PRESENTS:

That C & S DEVELOPMENT COMPANY, INC., an Oklahoma Corporation, hereby certifies that it is the owner of and the only persons, firm or corporation having any right, title, or interest in and to the land shown on the annexed plat of WESTPORT 66 BLOCKS 6 & 7, an addition to the City of Yukon, Oklahoma. That it has caused the same to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat, which said annexed plat represents a correct survey of all property included therein under the name of WESTPORT 66 BLOCKS 6 & 7, an addition to the City of Yukon, Canadian County, Oklahoma.

The undersigned does hereby further certify that it is the owner of the land and the only company, corporation, partnership, person or entity having any right, title or interest in and to the land included in said annexed plat, and it does hereby dedicate all streets and easements as shown on said annexed plat to the public for use as public highways, streets, drainage, and utility easements for their heirs, executors, administrators, successors, and assigns forever, and shall cause the same to be released from all encumbrances so that title is clear.

In witness whereof the undersigned has caused this instrument to be executed on this 12th day of January, 1998.

ATTEST: C & S DEVELOPMENT COMPANY, INC.

Secretary
President

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 12th day of January, 1998, personally appeared Tim Smith, to me known to be the identical person who subscribed, as President of C & S DEVELOPMENT COMPANY, INC., an Oklahoma Corporation, and who duly acknowledged to me that he executed the same as his free and voluntary act and deed of himself and as the free and voluntary act and deed of said corporation.

My Commission Expires:
4/26/2001

Amy M. James
Amy M. James
Notary Public

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Canadian County and the State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of WESTPORT 66 BLOCKS 6 & 7, an addition to the City of Yukon, Oklahoma, is vested in C & S DEVELOPMENT COMPANY, INC., an Oklahoma Corporation, and on the 30th day of December, 1998, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land or owners thereof, that the taxes are paid for the year of 1997 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 12th day of January, 1998.

ATTEST: CANADIAN VALLEY ABSTRACT COMPANY

By: *Carol Hinnebaugh*
Carol Hinnebaugh
Vice-President

STATE OF OKLAHOMA)
COUNTY OF CANADIAN) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 12th day of January, 1998, personally appeared Carol Hinnebaugh, to me known to be the identical person who acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

My Commission Expires:
9-3-01

Carol Hinnebaugh
Carol Hinnebaugh
Notary Public

CERTIFICATE OF CITY CLERK

I, Mary Lee Huckabee, City Clerk of Yukon, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessments have been paid in full that there are no special assessment procedures now pending against the land shown on the annexed plat of WESTPORT 66 BLOCKS 6 & 7, an addition to the City of Yukon, Oklahoma.

Signed by the City Clerk on this 14th day of December, 1997.

Mary Lee Huckabee
Mary Lee Huckabee
City Clerk

FINAL PLAT OF
WESTPORT 66 BLOCKS 6 & 7
A PART OF THE NORTHEAST QUARTER OF SECTION 19,
T 12 N, R 5 W, I.M., YUKON, CANADIAN COUNTY, OKLAHOMA

PLAT NOTES

- All lots shown on this plat must be used only for single family residential development.
- Maintenance of the private drainage easements and private pedestrian easements shall be the responsibility of the individual property owners. No structures, storage of material, grading, fill, or other obstructions, including fences either temporary or permanent, shall be placed within the private drainage easements.
- Restrictive covenants will be filed separately.
- Maintenance of Common Lot A is the responsibility of the property owners' association.
- A sidewalk shall be constructed on each lot where it abuts a local &/or collector street. The sidewalk is required at the building permit stage and must be installed prior to the issuance of a certificate of occupancy from the City of Yukon.

LEGAL DESCRIPTION

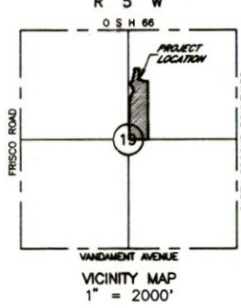
A part of the Northeast Quarter (NE/4) of Section 19, Township 12 North, Range 5 West, Indian Meridian, being more particularly described as follows:
BEGINNING at the Southeast corner of Lot 14, Block 1 of Westport 66, an addition to the City of Yukon, thence from said Point of Beginning, with the next 5 calls along the Southeast boundary of said Westport 66, South 07°06'52" East a distance of 135.00 feet to a point of curvature to the right, said curve having a radius of 405.00 feet, a central angle of 18°59'27", a chord bearing of South 08°22'52" West and a chord distance of 119.56 feet; thence along the arc of said curve a distance of 120.10 feet; thence South 73°07'25" East a distance of 159.65 feet; thence North 89°53'08" East a distance of 80.00 feet; thence South 07°06'52" East along the West line of said Westport 66 and of Yukon Cemetery a distance of 1409.24 feet to a point on the South line of said Northeast Quarter; thence South 89°53'53" West along said South line a distance of 460.01 feet; thence North 07°06'52" West a distance of 933.78 feet; thence North 18°16'46" East a distance of 179.15 feet; thence North 89°53'08" East a distance of 189.27 feet; thence North 05°17'34" East a distance of 53.70 feet to a point of curvature to the left, said curve having a radius of 125.00 feet, a central angle of 57°27'19", a chord bearing of North 27°26'06" West and a chord distance of 108.52 feet; thence along the arc of said curve a distance of 112.26 feet; thence South 85°25'57" West a distance of 24.70 feet; thence North 47°36'28" West a distance of 202.81 feet; thence North 28°35'10" East a distance of 163.62 feet; thence North 07°06'52" West a distance of 170.00 feet to a point on the South line of said Westport 66; thence North 89°53'08" East along said South line a distance of 135.00 feet to the point of beginning, containing 14.6197 acres more or less.

NUMBER	LENGTH	RADIUS	DELTA	CHD LENGTH	CHORD BEARING	TANGENT
BC1	120.10	405.00	18°59'27"	119.56	S 08°22'52" W	60.49'
BC2	112.26	125.00	57°27'19"	108.52	N 20°26'06" W	60.23'

NUMBER	LENGTH	RADIUS	DELTA	CHD LENGTH	CHORD BEARING	TANGENT
C1	193.72	435.00	29°30'57"	192.12	S 29°38'03" W	98.49'
C2	151.93	150.00	58°01'59"	145.52	S 23°43'26" E	83.20'
C3	188.75	2000.00	05°24'26"	188.68	S 02°35'21" W	94.44'
C4	29.37	38.00	44°16'56"	28.64	S 22°01'36" W	15.46'
C5	234.37	50.00	268°33'52"	71.59	N 89°53'08" E	N/A
C6	29.37	38.00	44°16'56"	28.64	N 22°15'20" W	15.46'
C7	129.00	435.00	18°59'27"	128.53	N 08°22'52" E	64.98'

BLOCK	LOT	MIN F.F. ELEV.
6	17	1307.00
6	18	1306.00
6	19	1305.00
6	20	1304.00
6	21	1303.00
6	22	1302.00
6	23	1301.00
6	24	1300.00
6	25	1299.00
6	26	1298.00
6	27	1297.00
6	28	1296.00
6	29	1295.00
7	4	1295.00

SCALE: 1" = 100'



NUMBER	DIRECTION	DISTANCE
L1	S 52°44'26" E	40.00'
L2	N 09°21'57" W	37.27'

NUMBER	DIRECTION	DISTANCE
BL1	N 05°17'34" E	53.70'
BL2	S 89°25'57" W	24.70'
BL3	N 89°53'08" E	135.00'



WESTPORT 66 BLOCKS 6 & 7
PLAT BY: COON ENGINEERING, INC.
C.A. #1179 EXP. 6-30-99
2832 W. WILSHIRE BLVD.
OKLAHOMA CITY, OKLAHOMA
405-842-0363
SM780266071

000844